

## APPLICANT RESPONSE STATEMENT    VARIANCES

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested variance.
  - Requesting a variance for the 60% building frontage requirement per Article VII
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
  - Due to shape and size of this lot, meeting this requirement would inhibit circulation and access.
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
  - Yes. Meeting this requirement would inhibit circulation and access.
4. Such conditions are peculiar to the particular piece of property involved.
  - These conditions are peculiar to this type of use in this district.
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
  - Yes. There are several recent examples in this district that do not meet the literal interpretation.
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
  - The variance requested will not negatively impact the neighbors or community as this is a commercial district.
7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
  - The same circumstances that apply to this building and land do apply to other land and buildings in the vicinity that do not meet the literal interpretation of the ordinance.
8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
  - The Variance is necessary in order for the site to be redeveloped with the proposed use.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant.
  - No. The conditions for this variance are solely based on safe and practical design of the site.
10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.
  - Approval of the variances will not impair or adversely impact any of the above-listed concerns.